



# Keeping In Touch Fall 2007

October



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## Market Remains Healthy

So far this year the Real Estate market has exceeded expectations. Thanks to a continued surge of out of town buyers there was exceptionally strong consumer demand over the summer months. The continued demand that we are seeing is remarkable, so far 12 months to date, single family homes are running 8% higher compared to the last year. Last month the average sale price increased 10% from 264,185 in Sept 2006 to 292,506 Sept 30, 2007. Meanwhile the number of homes available for sale on MLS at the end of Sept decreased from 246 last year to 178 this year. The condominium sales remain stable with 133 sold 12 months to date this year compared to 126 last year. The market continues to exhibit strength and stability across all sections

## MY WEBSITE HAS A NEW LOOK!!

[www.lisingsincampbellriver.com](http://www.lisingsincampbellriver.com)

- View all Current Listings
- Buyers Information
- Sellers Information
- Links to Community Information

It contains a wide variety of information. Visit often!

## Sept. 2007 MLS Sales Summary For Single Family Dwelling

Zone	Avg Sale Price	% Change
Campbell River	\$292,506	10%
Comox Valley	\$330,093	10%
Nanaimo	\$359,712	8%
Parksville/Qualicum	\$430,062	23%
Port Alberni	\$227,825	12%%

### *New Neutral!!*

Changes in the season often spur the desire to change our surroundings. This season grey is the new neutral in home décor, it comes in many shades and it is subtle, soothing and very chic. Grey matters in creating a stylish palette.

### Some fun ways to try grey:

**Grey paint;** remember to go gutsy! . A range of different greys mixed together makes a great palette for a room. Grey grounds the eye and provides definition in a room. You need good saturation of pigment to avoid the dreaded dreary grey.

**Grey area rugs;** these look great on light floors, add softness to dark stained floors and help tone down mid-toned oak floors.

**Grey towels;** dark grey looks rich in bathrooms that are white, cream or neutral stone shades .

**Grey table accessories;** from pearl to stone to smoke this coal neutral is a subtle way to re think your table for autumn.

Have some fun the possibilities are endless!

Adapted from House & Home

## New Construction Profile:

With the level of activity in new construction, the housing stock is increasingly diverse, providing a mix of home types. 12 months to date this year lot sales are up 80% compared to last year , this year to date 157.

- 159 Single Family Dwellings
- 13 New Commercial
- 17 New Multi Residential
- 5 New Industrial
- 108 Additions, Alterations & Demolitions.

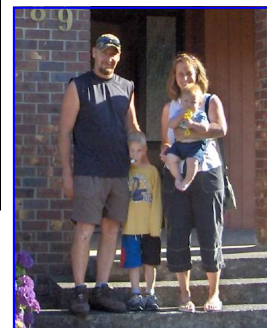
Things have been happening on the commercial front, we have seen some changes and looks like we have lots to look forward to. The arrival of cruise ships has put our wonderful community on the map.

### Interest Rate Watch

*6 Mth Conv	5.79 %
1 Year Closed	7.15%
*4 Year Closed	6.39%
*5 Year Closed	6.34 %

\*indicates applicable to Special Offers , and are subject to change.

Information provided by Janet Baker, RBC



### Congrats to the Arbeau's!!

Thanks ! to one happy family, they were such a pleasure to work with.

**My Referral Promise** When your family and friends need real estate consulting, please refer me. I will look after them promptly and professionally! Your referrals are much appreciated and will always be recognized.

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